



OAKFIELD



Langtye Lane, Ripe, Lewes BN8 6BA

Asking Price £1,150,000





## Langtye Lane, Ripe, Lewes BN8 6BA

Langtye Lane, Ripe – Tucked away on a quiet country lane in the sought-after village of Ripe, this charming five-bedroom home offers the perfect balance of rural tranquillity, modern convenience and exceptional 360 degree views, especially south towards the South Downs.

With very little passing traffic, the setting is wonderfully peaceful – a place where birdsong replaces background noise and the surrounding countryside invites you to slow down and enjoy life at a gentler pace.

Inside, the house has a warm and characterful feel, with generous living spaces and an adaptable layout ideal for modern family life.

The spacious kitchen and dining room form the heart of the home, opening to a bright conservatory that looks over the gardens – a lovely spot for morning coffee or family meals.

The sitting room enjoys a cosy feel, while the separate study and large studio offer flexibility for home working, creative pursuits or guest accommodation.

Upstairs are five well-proportioned bedrooms, including a principal suite with its own bathroom. The home would now benefit from some updating, offering buyers a chance to put their own stamp on it and create a truly individual countryside retreat.

Outside, the mature gardens wrap around the house, providing space for outdoor entertaining, growing vegetables or simply relaxing in the sunshine.

There's ample parking and a sense of seclusion that makes this home feel like a world of its own also benefitting from a private gravel driveway and off road parking.







Despite the peaceful rural setting, Langtye Cottage enjoys excellent transport links – Berwick Train Station, for trains to London, Brighton and Eastbourne only 5 minute drive away. The A27 main road for good east west links. Lewes is just a short drive away, while the A22 provides easy access north and south.

The nearby villages of Ripe and Laughton offer friendly local pubs, shops and community life, with a range of well-regarded primary and secondary schools in the area.

Langtye Lane is a home for those who love peace, space and potential – a countryside escape with all the essentials close at hand, ready to be transformed into something truly special.

#### **Sitting Room**

17'5 x 13'5 (5.31m x 4.09m)

#### **Kitchen/Dining Room**

21'8 x 13'6 (6.60m x 4.11m)

#### **Kitchen**

10'1 x 9'7 (3.07m x 2.92m)

#### **Utility Room**

9'1 x 8'0 (2.77m x 2.44m)

#### **Study**

9'9 x 9'7 (2.97m x 2.92m)

#### **Studio**

23'9 x 11'5 (7.24m x 3.48m)

#### **Bedroom**

13'0 x 11'7 (3.96m x 3.53m)

#### **Bedroom**

13'11 x 11'5 (4.24m x 3.48m)

#### **Bedroom**

13'8 x 11'6 (4.17m x 3.51m)

#### **Bedroom**

13'8 x 6'7 (4.17m x 2.01m)

#### **Bedroom**

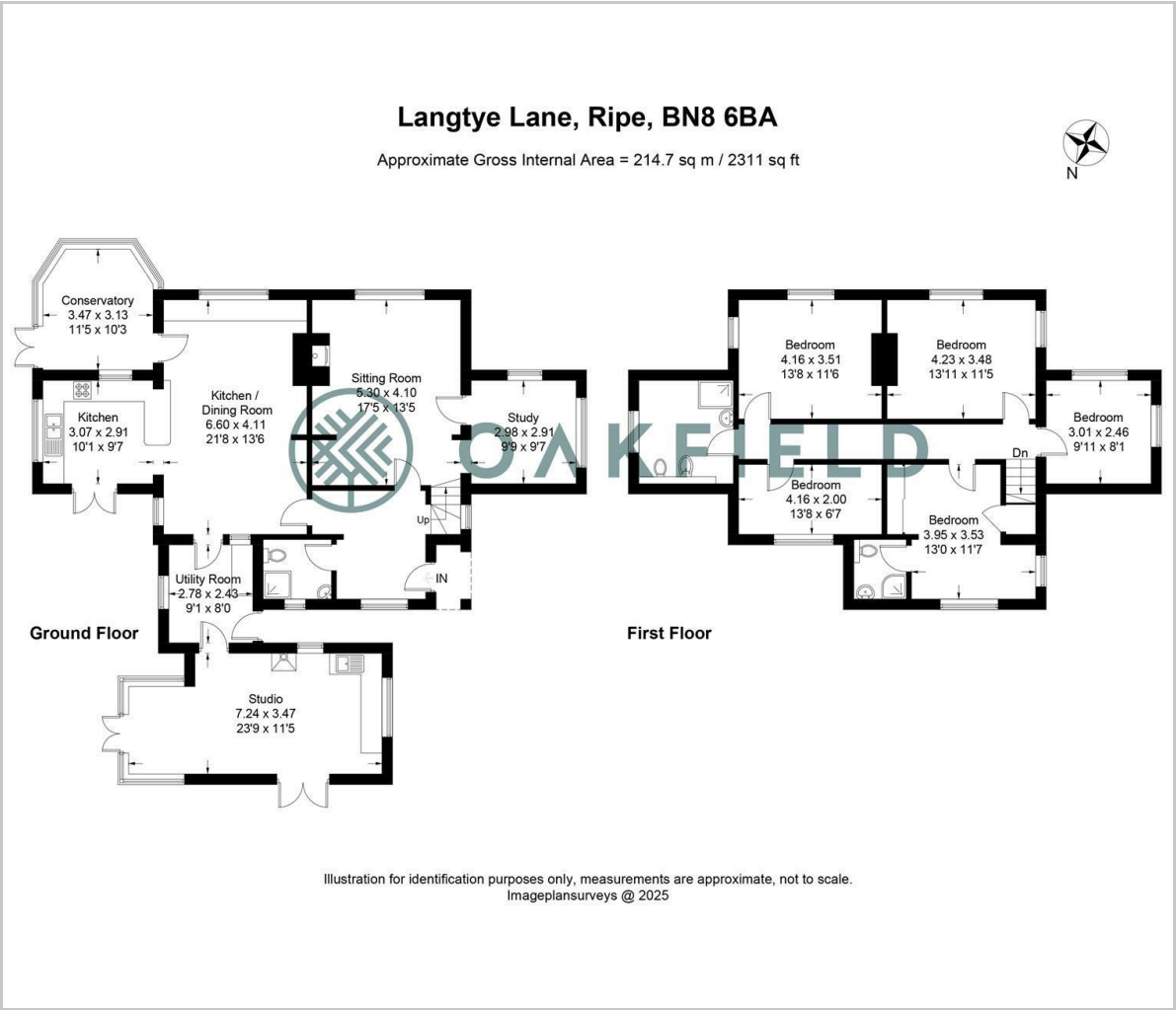
9'11 x 8'1 (3.02m x 2.46m)

**Council Tax Band - G £4,347 per annum**





Floor Plan

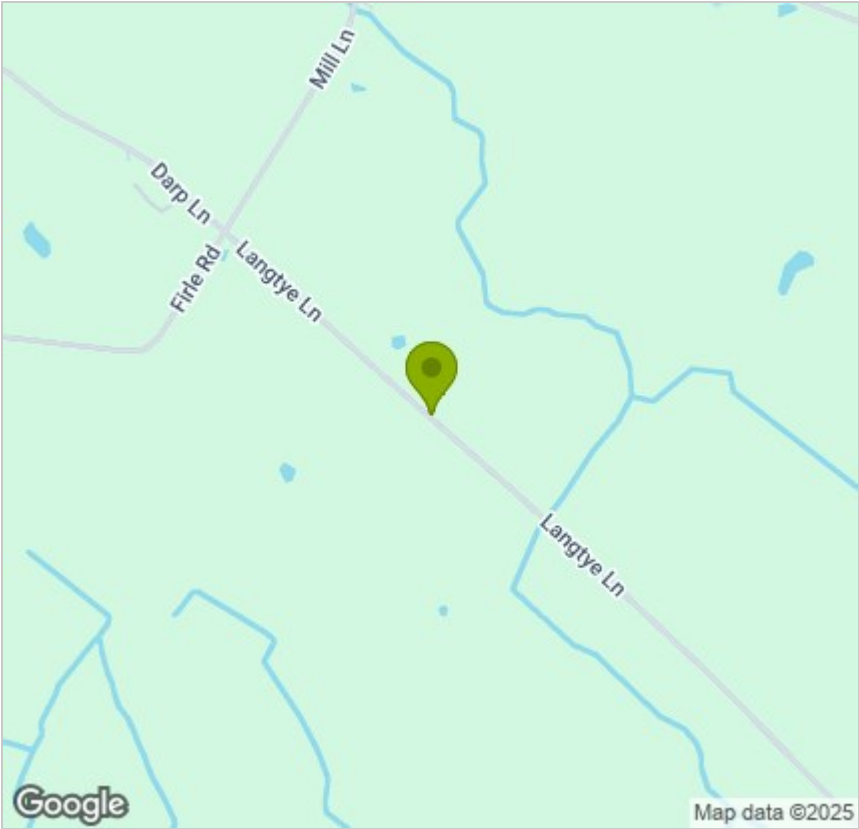


Viewing

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Area Map



Energy Efficiency Graph

